



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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<b>Case:</b>	Z2015014 – Carefree Crossings
<b>Meeting Date:</b>	October 6, 2016
<b>Agenda Item:</b>	4
<b>Supervisor District:</b>	3

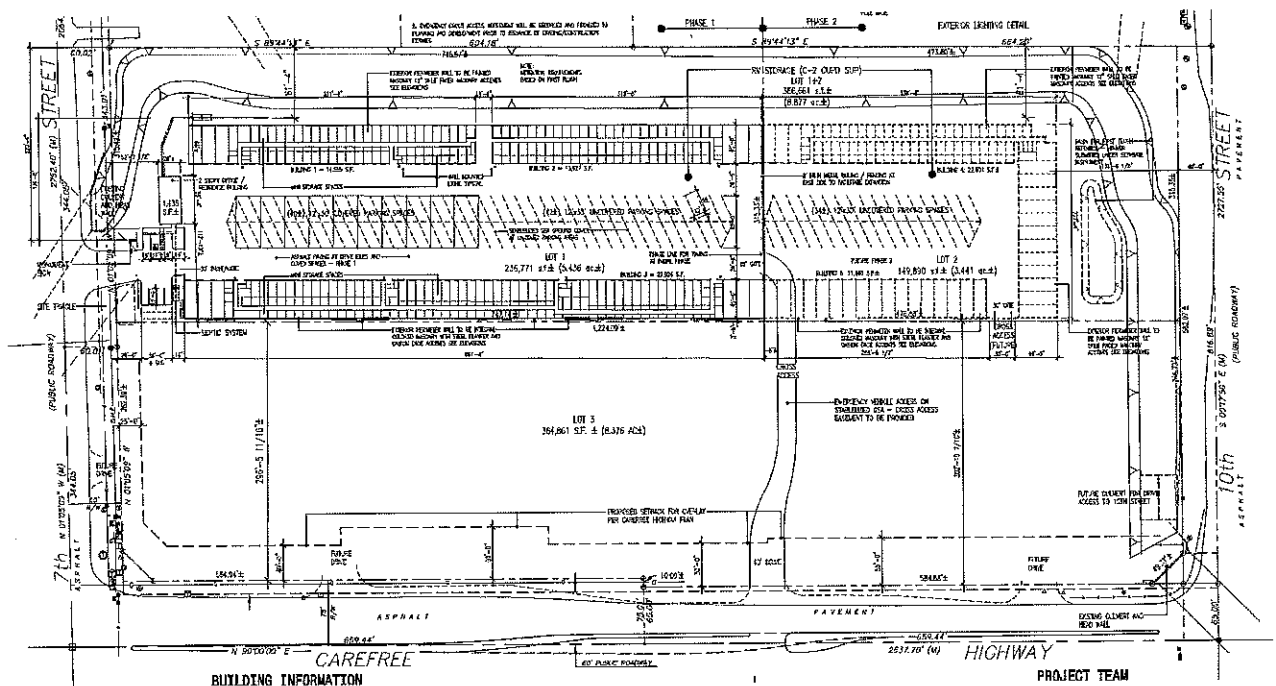
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<b>Applicant:</b>	Burch & Cracchiolo, P.A.
<b>Owner:</b>	Donald & Catherine Mahoney, MP 9365 Mc Kemy LLC
<b>Request:</b>	Special Use Permit for mini-storage and outdoor storage uses on the C-2 CUPD zoning district and within the Carefree Highway Scenic Corridor Study area
<b>Site Location:</b>	Located approximately 321' north from the northeast corner of Carefree Highway and 7 <sup>th</sup> Street in the Desert Hills area.
<b>Site Size:</b>	8.9 acres
<b>Density:</b>	N/A
<b>County Island:</b>	No
<b>County Plan:</b>	New River Area Plan – Commercial
<b>Municipal Plan:</b>	City of Phoenix – Undesignated Area
<b>Municipal Comments:</b>	City of Phoenix provided comments in relation to the City's Carefree Highway Scenic Corridor Design Policies
<b>Support/Opposition:</b>	Opposition from New River/Desert Hills Community Association and Carefree Highlands HOA
<b>Recommendation:</b>	<b>Approve</b> with conditions

## Project Summary:

1. This request is for an indefinite timeframe Special Use Permit (SUP) on 8.9 acres for RV/boat/trailer and mini-storage uses. The property is located 312' north of the northeast corner of Carefree Highway and 7<sup>th</sup> St. in the Desert Hills area. The SUP is also located entirely within the Carefree Highway Scenic Corridor Study (CHSCS).
2. The proposed uses would include mini-storage which would buffer the perimeter of the site, and outdoor storage of RV/boat/trailers/horse trailers/toy haulers to be located within the center of the site. The facility would include a total of 92,767 sq. ft. of single story mini-storage (5 buildings) to include a total of 467 units. The outdoor storage use would include a total of 40 covered and 76 uncovered spaces with dimensions of 12' x 30'. A two story building is proposed to include office use on the 1<sup>st</sup> floor and a manager's residence on the second floor. The total lot coverage would account for 55%.
3. The SUP would include two phases for development. The first phase would include the following: access from 7<sup>th</sup> St., emergency access to Carefree Highway, office/residence, fencing, landscaping along 7<sup>th</sup> and 1<sup>st</sup> phase boundary, monument sign, wall sign, and improvement of the drainage channel. The second phase would develop as market conditions warrant. The site plan shown below includes both phases of development (phase 1 along the western boundary and phase 2 along the east).

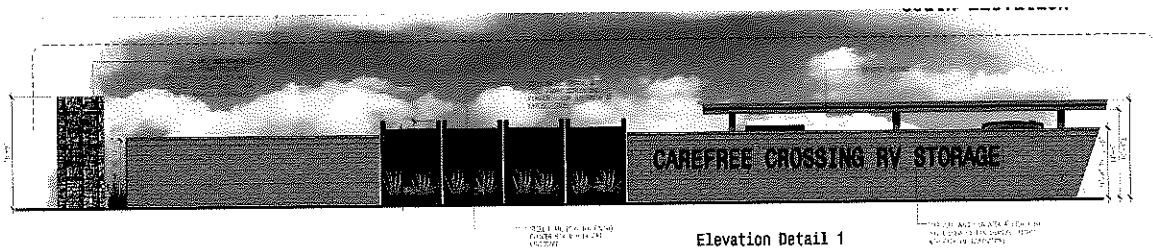
**Proposed SUP Site Plan.**



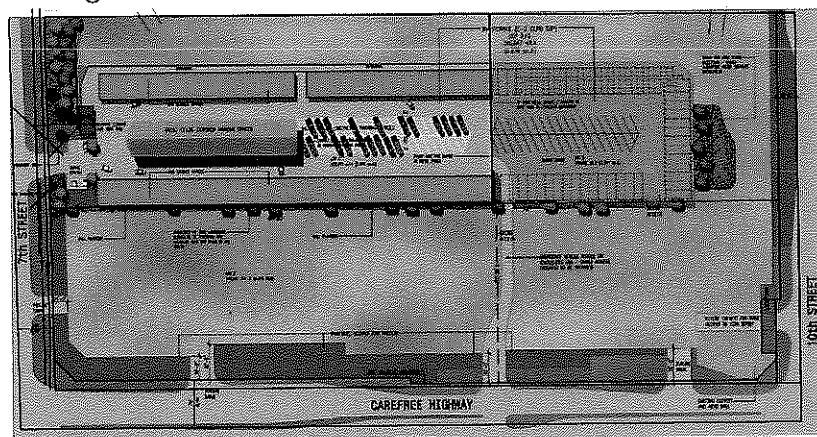
4. The facility will have the primary gated entrance along 7<sup>th</sup> St., with a secondary emergency access to Carefree Highway to be recorded prior to issuance of building permits. The internal driveway would be 36'-6" in width to accommodate renters and emergency access. The site plan shows a total of 6 standard parking spaces and 1 ADA space. The parking configuration does not meet the 1:250 MCZO commercial parking ratio, but due to the proposed low volume uses of mini-storage and outdoor storage, staff is supportive in the applicant's request for a reduction in the parking.

5. The site would be gated and secured with 12' (h) CMU block walls along the perimeter. Due to the project being developed as two phases, the applicant is proposing to fence in the first phase with 8' (h) metal railing. As part of phase 2, the remaining fencing of 12' CMU walls would be constructed.
6. A 240 sq. ft. wall sign is proposed along the south elevation of the 12' (h) CMU wall to consist of 4' x 60' dimension to include back lit illumination. The office/residence will also include 3 wall signs along the west, south and east elevations. Dimensions were not provided for these wall signs. Staff notes the wall sign and building signage is included as part of the overall front face 15% calculation (C-2 zoning standard), the maximum square footage allowance based upon the front face plane of the office building would be 150 sq. ft. the request is at approximately 24%. Staff notes the plans fails to provide signage for the proposed mini-storage buildings which would also be calculated as wall signage.

**Southern elevation wall signage detail and monument signage.**

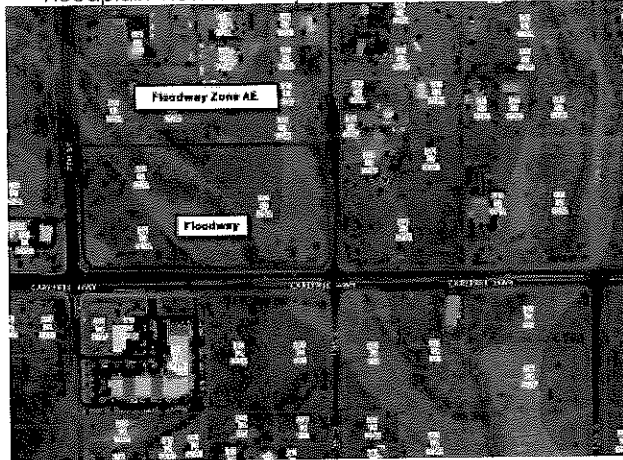


7. A single monument sign is proposed along the west elevation, north of the driveway entrance. The signage will be 18'-8" in height, double faced with internal illumination. The signage dimensions consist of 7'-4" x 12'-4" for a 90 sq. ft. sign face. The plan does not reference the proposed color palette of the buildings/walls/signage, the narrative states natural colors.
8. Landscaping – The applicant is proposing to plant a 10' wide landscape buffer to include a row of trees outside the southern boundary of the SUP in conjunction with the development of each phase. The landscape plan shows a total of 15 Palo Verdes and shrubs/accents/vines. Additional landscaping is proposed along the southern entrance along 7<sup>th</sup> St. with various trees/accents/shrubs and two trees along the fenced driveway. Four existing trees are shown on the plan along 7<sup>th</sup> St.



9. The site is proposed with shielded wall and under canopy lighting. The plan states if any pole lights are proposed the maximum heights will be 20'. The site plan does not identify the location or elevation of any outdoor light poles.
10. The subject site is within the Desert Lake Wash and includes both floodway and floodplain as depicted in Figure 3. The Flood Zone FW is defined by Flood Insurance Rate Map (FIRM) as a channel of stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Adjacent to the floodway is Floodway Zone AE which is designated by FIRM as the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Development of the site would include a channelized drainage way that would re-route the wash along the north and east property lines to be constructed in conjunction with development of the SUP. Staff notes that Flood Control has provided comments specifying that a CLOMR/LOMR will be required to re-route the wash.

Floodplain Viewer of subject sites – Desert Lake Wash.

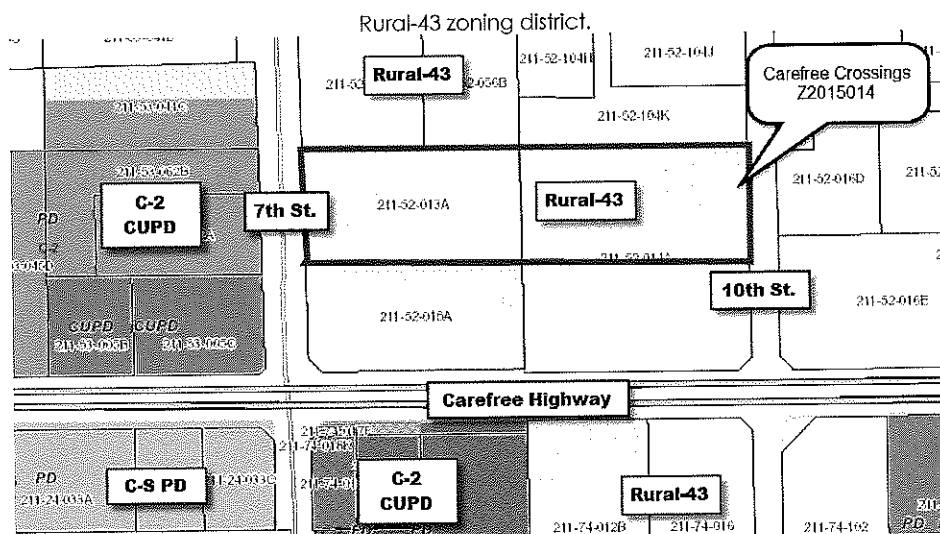
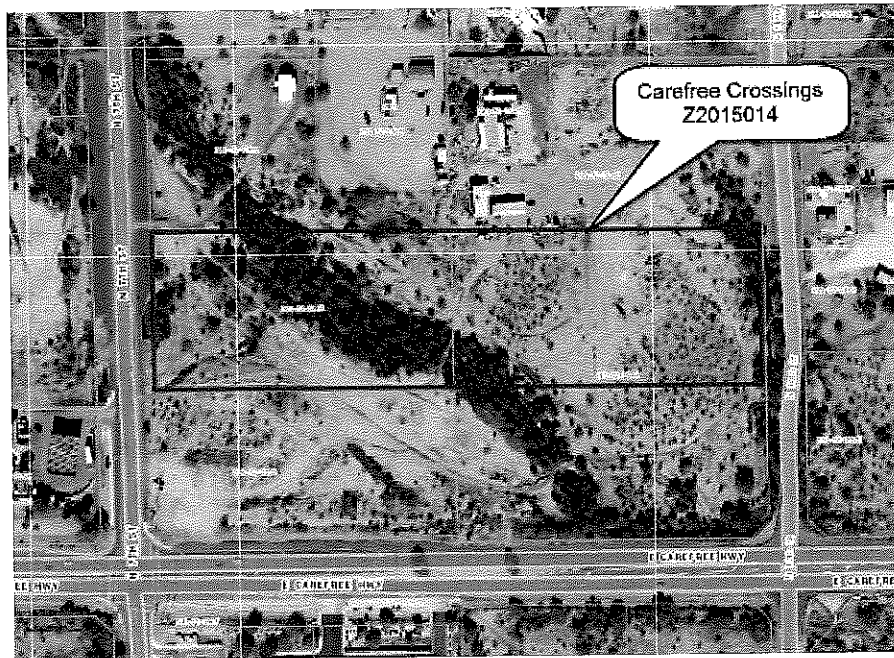


11. The project will be served via Town of Cave Creek for water, on-site septic for wastewater disposal, police by MCSO and fire by Daisy Mountain Fire Department. Staff notes water service is located within a 6" line at the intersection of 7<sup>th</sup> St. and Carefree Highway and sewer is approximately 4.4 miles to the east at (Carefree Hwy. and 44<sup>th</sup> St.) on the east bank of Cave Creek Wash per MCESD.

#### Existing On-Site and Adjacent Zoning / Land Use:

- |              |   |
|--------------|---|
| 12. On-site: | Rural-43 / Vacant land                                |
| North:       | Rural-43 / Church and large lot residential           |
| South:       | C-2 CUPD / Retail commercial uses and vacant land     |
| East:        | Rural-43 / Vacant land                                |
| West:        | C-2 CUPD / Commercial uses, gas station and fast food |

Aerial image of subject site.



#### Utilities and Services:

- |     |                  |                                  |
|-----|------------------|----------------------------------|
| 13. | Water:           | Town of Cave Creek               |
|     | Wastewater:      | On-site septic system            |
|     | School District: | Deer Valley Unified #97          |
|     | Fire:            | Daisy Mountain Fire District     |
|     | Police:          | Maricopa County Sheriff's Office |

#### Adopted Plans:

14. **New River Area Plan:** The land use plan was adopted, April 7, 1999 and displays the region as Rural (0-1 d.u./ac.) and within the CHSCS as Community Retail Center at the intersection of Carefree Hwy. and 7th St.

15. **Carefree Highway Scenic Corridor Study (CHSCS):** Originally approved in 1997 as an addendum to the New River Area Plan, an update to the Study was adopted August 2008. The study was created as a guide regarding growth and development along Carefree Highway with input from area residents. The CHSCS is policy, not regulatory and are guides to assist with development along Carefree Highway to enhance development along the corridor. The CHSCS indicates CRC uses within 1,000' of the immediate intersection of Carefree Highway and 7<sup>th</sup> St. should develop as multi-commercial. The CHSCS is located a ¼ mile north and south of the centerline of the highway and expands 3.5 miles from 7<sup>th</sup> Ave. to 28<sup>th</sup> St. alignment. The CHSCS was developed to protect the scenic views by restricting building heights, landscaping, screening, signage, safe lighting and architectural design.

The land use designation of Community Retail Center as referenced in the New River Area Plan is considered too intense and inappropriate for the area. The updated CHSCS refines this land use to identify various commercial uses that would be appropriate for the area that includes the rural character and neighborhood retail and offices uses to serve the immediate area. The plan includes the following recommendations for retail and office uses.

- *All neighborhood retail uses should utilize C-S zoning only to help manage specific uses and implement the concepts noted above.*
- *Special use permits are discouraged except if they are rural in character, meet the intended concepts outlined above, and are compliant with the surrounding area.*
- *At the time of zone change, all neighborhood retail and neighborhood office uses should demonstrate that necessary infrastructure and services are available to serve the site, including a public water system, public sewer system, emergency response services, necessary roadway improvements, and other infrastructure and services deemed necessary.*
- *All new neighborhood retail and neighborhood office development should be compatible with adjacent residential development.*
- *Landscaping should be compatible with the natural environment and/or adjacent development to give a consistent appearance from the roadway.*

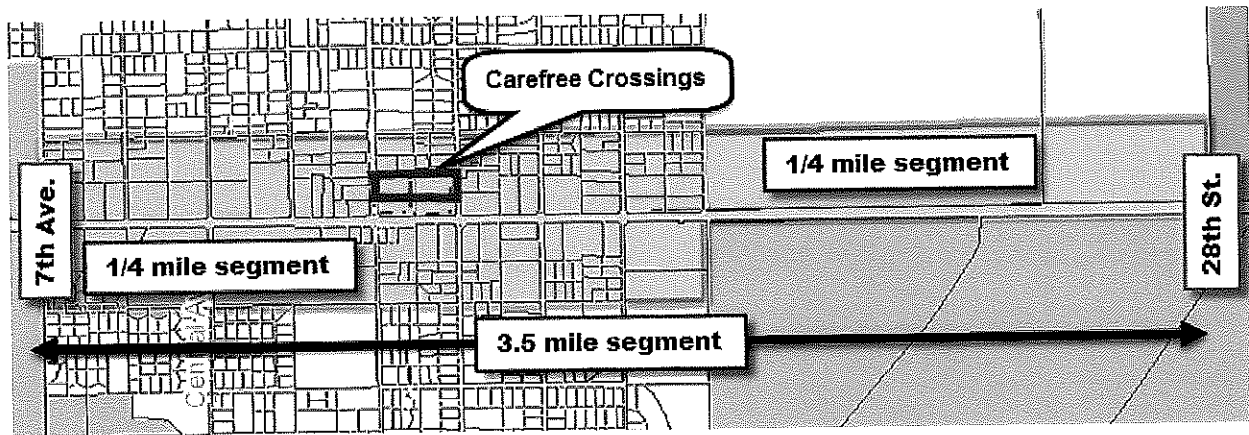
The subject site is adjacent to 7<sup>th</sup> St. and 10<sup>th</sup> St. The CHSCS states 7<sup>th</sup> St. is designated as a Minor Arterial Roadway with 2 through lanes separated by a center left-turn lane and bicycle lanes. 10<sup>th</sup> St. is identified as a local street with direct access and 2 through lanes.

The plan identifies multiple goals for development within the corridor.

- Goal #1: *Promote efficient land development that is compatible with adjacent land uses, is well integrated with transportation systems, and is sensitive to the natural environment.*
- Goal #2: *Maintain the views, rural character, and scenic beauty of the study area, and protect, preserve, and enhance its environmental qualities.*

- Goal #3: *Protect existing plant and animal habitats and species from the impacts of new development.*
- Goal #4: *Achieve specialty and niche neighborhood retail and neighborhood office uses that are high quality, sensitive in design and function to the desert and rural character, and that primarily serves the immediate area.*
- Goal #5: *Deter so-called "strip," large building size "chain," "big box," and other types of retail commercial and office uses that attract customers, employees, and traffic from a regional basis.*
- Goal #6: *Review all zone change and other development applications to ensure that new urban development includes the necessary urban infrastructure and urban services.*
- Goal #7: *Review all zone change and other development applications to ensure respect for the scale and character of the study area.*

Subject site within the Carefree Highway Scenic Corridor Study.



16. **City of Phoenix General Plan:** The General Plan designates the subject site as 'Undesignated'.
17. **City of Phoenix – Carefree Highway Scenic Corridor Design Policies:** Adopted June 11, 1997. In a letter dated June 1, 2016, the City of Phoenix indicated the SUP application which is not directly adjacent to Carefree Highway and is not subject to the City of Phoenix Carefree Highway Scenic Corridor Design Policies.

#### **Public Participation Summary:**

18. The applicant posted the property and notified all property owners within 300' of the subject site in accordance with the Maricopa County's Citizen Review Process. The results report included copies of letters mailed to owners within 300' with changes to the application, public meeting held on July 2, 2015 which included 4 people in attendance and a meeting with the New River/Desert Hills Community Association on December 4, 2015. The public meeting included review of the site plan and exhibits, the report states there was positive comments received. The meeting with New River/Desert Hills Community Association addressed the CHSCS, comments on the SUP application, driveways along Carefree Highway and traffic. Staff has received several telephone calls from property owners in the vicinity requesting to be notified of public hearings,

and expressing concern with the use and impacts to property values. As of the writing of this report, staff has not received any additional opposition from the public regarding the SUP application.

19. The Carefree Highlands HOA sent e-mails regarding the SUP application stating that RVs and other storage facilities would be a deterrent to beautiful views of the mountains and desert north of the homes. The response indicated the corridor would no longer be intact. Carefree Highlands is located south of the CHSCS and approximately ½ mile to the southwest.
20. The New River/Desert Hills Community Association (NRDHCA) issued a letter dated 5/16/16 with a recommendation of denial. The analysis indicates the following problems with the application:
  - Freestanding sign of 90 sq. ft. (larger than 48 sq. ft. allowed in the CHSCS). This sign is also with back-lit illuminated individual pan channel letters, this may be the type discouraged in the CHSCS.
  - Wall sign of 240 sq. ft. (larger than 24 sq. ft. per tenant per street front allowed)
  - Exhibit 8 in narrative does not include the CHSCS standards that should be applied.
  - It is unclear that the drainage plan will be adequate.

#### **Outstanding Concerns from Reviewing Agencies:**

21. Maricopa County Department of Emergency Management (MCDEM) indicated three areas of concern 1) usages within floodway 2) emergency preparedness 3) storage of hazardous materials. The department notes concerns with any outdoor storage uses within the floodway which may complicate flows with debris and hazardous materials. MCDEM recommends that all businesses have an emergency plan, should they need to serve customers before, during and after a disaster. The comments also address concerns with the storage of gasoline and other uses.

#### **Staff Analysis:**

22. Staff is not supportive of the request for an unlimited timeframe, staff understands the importance of funding needed to construct, but due to input from residents on the CHSCS which established policies and guidelines for development along the Scenic Corridor and the recommendation which indicates no SUPs, the unlimited timeframe does provide residents the ability to provide input as development patterns expand in this area. Staff typically recommends this type of use (outdoor storage) to have a 20 year timeframe, staff recommends the Commission consider a 30 year timeframe which is consistent with loan terms to satisfy any concerns raised regarding obtaining financing for construction.
23. The request for a SUP is due to the proposed outdoor storage for RV/boats/trailers, which is not an allowed use in the Rural-43 or C-2 zoning districts. Staff also notes the CHSCS has a listing of various recommended land uses which states: "Mini-storage, excluding outdoor storage".



24. The CHSCS specifically indicates no SUPs and exclusion of outdoor storage. The mini-storage is a recommended land use and a use allowed in the C-2 zoning district. In an effort to buffer the outdoor storage component, the applicant has designed the site for the outdoor storage to be screened by the proposed 12' (h) CMU walls and proposed mini-storage buildings which will buffer the use. Staff supports the design that provides a visual buffer from Carefree Highway and from existing rural land uses to the north.
25. The CLOMR is currently in review with FEMA, the applicant is requesting the Board of Supervisors to include a condition of approval that would allow the SUP boundaries to shift once a determination is made by FEMA on the size of the off-site flow drainage channel. The applicant is requesting a condition that would allow staff to administratively approve as a Minor Amendment a change in the SUP boundary. Staff notes a change in the boundary would result in a full shift of all boundaries and location of buildings, walls, fencing, driveways, and drainage channel will all move north and east.
26. The offsite channel would be located along the north and east property lines to convey flow from the northwest portion of the site to the southeast around the proposed storage facility. The channel along the north would be between 55' to 82' in width, along the east side the channel would be 60' to 130'. The MCZO does not include allowance for amending the SUP boundary since the legal description, site plan and narrative report are approved by the Board of Supervisors. In order to modify the SUP boundary, the applicant would need to proceed back to the Board after review and approval by the Commission to modify boundaries and alternate locations of buildings, structures, walls, parking, driveway access, etc. Staff is not supportive of the request to allow a Minor Amendment which would eliminate the opportunity for public input with a change to site layout, elimination of the legal advertisement of a change to the acreage and boundaries. Shown below is the MCZO regulation addressing the boundaries.

Article 304.2.1                      Any property owner or authorized agent of a property owner desiring an amendment or change in the Zoning Ordinance changing the zoning district boundaries within an area previously zoned shall file an application for the amendment or change with the Board of Supervisors.

Article 1301.7                      Amendments shall be processed in the same manner as the initial plans and supporting statement of proposed use.

#### **Recommendation:**

27. For the reasons outlined in this staff report, staff recommends the Commission motion for **approval** with conditions 'a' – 'i', of **Z2015014**.

Provided the following conditions are met:

- a. Development of the site shall comply with the Site Plan entitled, "Carefree Crossings – 7<sup>th</sup> Street & Carefree Highway" consisting of one full-size sheet, dated July 20, 2016, and stamped received July 28, 2016, except as modified by the following conditions.

- b. Development of the site shall be in conformance with the Narrative Report entitled, "Carefree Crossings", consisting of 22 pages, dated, revised July 26, 2016, and stamped received July 28, 2016, except as modified by the following conditions.
- c. The property owner shall submit a 'will serve' letter from the Daisy Mountain Fire District for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- d. The Special Use Permit shall expire 30 years from the date of approval by the Board of Supervisors. All of the site improvements shall be removed within 60 days of such termination or expiration.
- e. The owner shall submit a written report outlining the status of the development every 5 years from the date of approval by the Board of Supervisors. The status report shall be reviewed by staff to determine whether the Special Use Permit remains in compliance with the approved conditions.
- f. The following Maricopa County Environmental Services Department (MCESD) conditions shall apply:
  - 1. The owner will abandon the septic systems and connect to a public sewer system when one is available, and participate in a fair share of the public sewer system funding.
  - 2. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. The owner/developer shall prepare a Stormwater Site Plan (SWPP) and obtain approval by MCESD prior to construction (a separate submittal to MCESD is required).
  - 3. Upon completion of construction, the owner shall fulfill MCESD post-construction requirements. This will include appropriate operation and maintenance requirements.
- g. The following Planning Engineering conditions shall apply:
  - 1. Detailed Grading & Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.
  - 2. Prior to issuance of any permits for development of the site, including landscaping, underground electrical transmission, channel crossings, or other improvements occurring within the right-of-way, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation.
  - 3. Roadway reviews of planning and/or zoning cases are for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with current County Design Standards.

- h. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Presented by: Rachel Applegate, Senior Planner  
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)  
Vicinity Map (1 page)  
Site Plan (reduced 8.5"x11", 1 page)  
Narrative Report excluding exhibits (10 pages)  
Engineering comments (2 pages)  
MCESD comments (2 pages)  
MCSO comments (2 pages)  
MCDEM comments (2 pages)  
City of Phoenix comments (2 pages)  
Carefree Highlands Home Owners Association (2 pages)  
New River/Desert Hills Community Association (3 pages)  
ADOT comments (1 page)  
Daisy Mountain Fire District (2 pages)





# MARICOPA COUNTY

ONE  
STOP  
SHOP



Application Name: Carefree Crossing - Special Use Permit

## Legal Description

T05N R03E 4,

## Applicant

Ed Bull for Burch & Cracchiolo

## Applicant Phone/Email

602.234.9913

ebull@bcattorneys.com

## Case Address

34609 N 7TH St  
PHOENIX AZ 85086

## Parcel Primary: 211-52-015A

211-52-013A, 211-52-014A

**Z2015014**

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Gross Acres: 5 approx.

Map scale 1:3,043  
Aerials Sep-Nov 2014

Supervisor District No.3

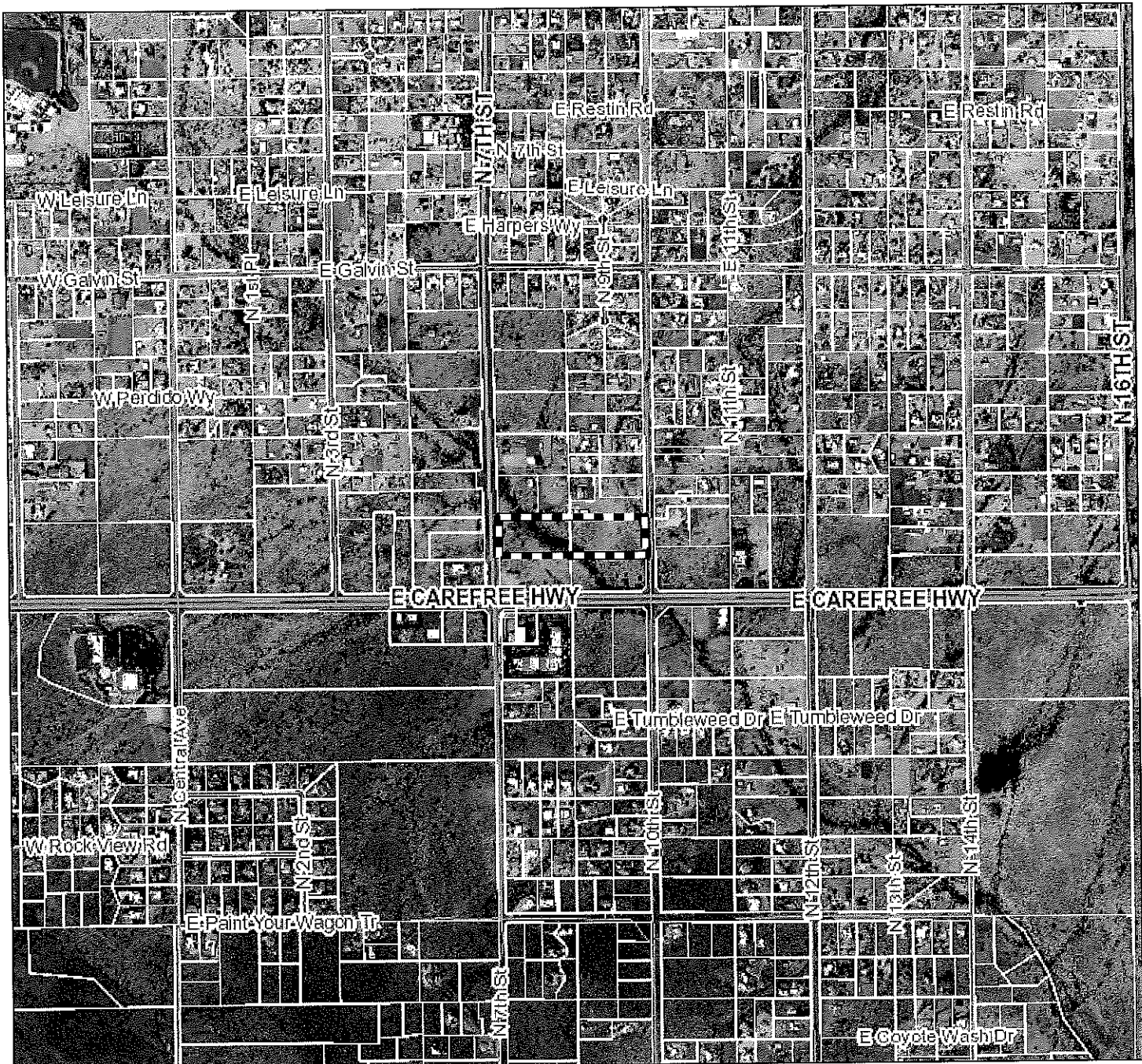
CAREFREE CROSSING / SUP WITH C/S ZONING





# MARICOPA COUNTY

**ONE  
STOP  
SHOP**



**Application Name:** Carefree Crossing - Special Use Permit

**Legal Description**

T05N R03E 4,

**Applicant**

Ed Bull for Burch & Cracchiolo

**Case Address**

34609 N 7TH ST  
PHOENIX AZ 85086

Generated September 14, 2016 12:01 PM

**Applicant Phone/Email**

602.234.9913

ebull@bcattorneys.com

**Parcel Primary:** 211-52-015A

211-52-013A, 211-52-014A

Gross Acres: 5 approx.

**Z2015014**

Map scale 1:18,000  
Aerials Sep-Nov 2014

Supervisor District No.3

CAREFREE CROSSING / SUP WITH C/S ZONING





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PROSTATE ADENOMA: **THE** **NEW** **ENGLAND** **JOURNAL** **OF** **INTERNAL** **MEDICINE** (Boston, Mass.) has published a review of the literature on the subject of prostatic adenoma. The review is by Dr. J. H. Green, of the University of California, Los Angeles. The review is a comprehensive one, covering the history, pathology, and treatment of the disease. The review is a valuable contribution to the literature on the subject.

CAREFREE  
RHINATION

[illegible][illegible]

**Schematic Site Plan (Special Use Permit)**

Revised 11-2-2015 / 12-2-2015 / 3-28-2016

Revised 4-7-2016 / 7-20-2016

**Z2015014**

## PROJECT TEAM

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	24
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### VICINITY MAP:

GRAND TOTAL	SITE AREA 751,500 S.F. $\pm$ (17.253 AC)
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**Euthenics**  
Academy of Industries  
**A.C.R.E.S.**  
Arizona Chemicals Real Estate Society

REGISTERED PATENT OFFICE  
2003  
STEPHEN L. BARN  
JAMES L. BARN  
JANUARY 1998  
U.S. PAT. OFF. 12/23/98

**Carefree Crossing - 7th Street & Carefree Highway** SP4-SUP  
 Northeast Corner 7th Street & Carefree Hwy - Maricopa County

**SPECIAL USE PERMIT  
FOR**

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**CAREFREE CROSSING  
SUP**

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**NORTH OF THE NORTHEAST CORNER OF 7<sup>TH</sup> STREET AND  
CAREFREE HIGHWAY**

**Case No. Z2015014**

**Submitted: January 14, 2015**

**1<sup>ST</sup> Revision: May 21, 2015**

**2<sup>nd</sup> Revision: November 4, 2015**

**3<sup>rd</sup> Revision: May 5, 2016**

**4<sup>th</sup> Revision: July 26, 2016**



## **DEVELOPMENT TEAM**

### **Property Owners and Project Development**

Pat Mahoney and Jim & Catherine Mahoney  
Arizona Commercial Real Estate, SVS  
5210 N. Central Avenue, Suite 102  
Phoenix, AZ 85012  
602-264-4336

### **Architect**

Stephen M. Krager  
Euthenics Architecture and Interiors  
5210 N. Central Avenue, Suite 102  
Phoenix, AZ 85012  
602-252-5606

### **Civil Engineer**

Don Surface  
Surface Engineering  
1646 E/ Runion Drive  
Phoenix, AZ 85024  
602-717-2135

### **Len Erie**

Erie and Associates, Inc.  
3120 North 24<sup>th</sup> Street  
Phoenix, AZ 85046  
602-954-6399

### **Landscape Architect**

Hardy Laskin  
Laskin and Associates  
67 E. Weldon Avenue, Suite 230  
Phoenix, AZ 85012  
602-840-7771

### **Zoning Entitlements**

Ed Bull  
Burch & Cracchiolo  
702 E. Osborn Road, Suite 200  
Phoenix, AZ 85014  
602-234-9913

## **CAREFREE CROSSING C-2 CUPD SUP NARRATIVE**

### **PURPOSE OF REQUEST**

This request is for a Special Use Permit (“SUP”) for an indoor self-storage and RV/boat/trailer outdoor storage facility (“Facility”) on approximately 8.9 acres located north of the northeast corner of 7<sup>th</sup> Street and Carefree Highway, which is in District 3 of Maricopa County, Arizona (the “SUP Site”). An aerial photograph of the SUP Site is attached at **Exhibit 1**. A Land Use Plan – SUP Exhibit showing the boundary of the SUP Site is provided at **Exhibit 2**. Once a CLOMR is approved for the Site and area, we will request Staff to administratively (as a Minor Amendment) adjust the south boundary of the SUP Site to correspond with the FEMA – Approved width of the below-described Drainage Channel.

### **DESCRIPTION OF PROPOSAL**

The proposed development is an approximately 92,767 sq. ft. one story indoor self-storage facility with RV/boat/trailer outdoor storage located within the interior of the Facility. A SUP Site Plan is provided at **Exhibit 3**. The indoor storage facility will include approximately 467 self-storage units. There will also be approximately 40 covered and 42 uncovered RV/boat/trailer spaces within the interior portion of the SUP Site that will be screened by the exterior perimeter storage buildings / wall surrounding the SUP Site. The size of the RV/boat/trailer parking spaces will be approximately 12’ x 30’. “Trailer” spaces may include horse trailers, travel trailers, toy haulers and the like.

An approximately 1,438 sf office is located proximate to the west boundary of the SUP Site. There is also an approximately 1,438 sf living space above the office to be used as living quarters for the Site Manager.

The SUP Site includes six 9’x18’ standard parking spaces plus 1 accessible space proximate to the leasing/manager’s office, outside the gated area of the facility. Internal drive aisles within the proposed facility are approximately 36’6” wide and are, therefore, appropriate for both vehicular/emergency circulation and renters’ temporary parking adjacent to their storage and/or RV/boat/trailer spaces.

There will be a drainage channel along the north and east sides of the Facility to convey offsite flows around the proposed facility towards the northwest corner of Carefree Highway and 10<sup>th</sup> Street. The width of the drainage channel, which will be finally determined through the CLOMR and related engineering processes, are currently expected to range between approximately 55 ft. to 82 ft. along the north side of the Facility and approximately 60ft. to 130 ft. along the east side of the Facility. It is intended that the Facility will be located adjacent to the south and west edges of the drainage channel. We request that the Board of Supervisors approve a Stipulation authorizing Staff to administratively approve (as a Minor Amendment to

the SUP) an adjustment of the south boundary and acreage of the SUP Site so that the south boundary and acreage of the SUP Site corresponds to the south perimeter of the SUP facility.

Due to the appropriateness of the land use in this location and the significance of the investment in both SUP improvements and the drainage channel, it is requested that the SUP be approved without a limitation on the number of years.

## **ZONING, COMPREHENSIVE PLAN AND AREA PLAN DESIGNATIONS**

The vacant SUP Site is currently zoned RU-43. However, a companion C-2 CUPD rezoning application (Z2015013) has been filed for what are herein described as Lots 1, 2, and 3 (collectively, "Overall Site") shown on the Land Use Plan – SUP Exhibit at **Exhibit 2**. The C-2 CUPD zoning will allow the proposed Facility within the Overall Site upon obtaining an SUP and Precise Plan Approval.

This Overall Site and SUP Site are designated "Commercial" on the Maricopa County Comprehensive Plan and is within the boundary of the New River Area Plan ("Area Plan" or "Plan") which designates the site as Commercial Retail Center ("CRC") and within a Commercial Node. The Site is also within the Carefree Highway Scenic Corridor Study Area ("Carefree Highway Study" or "Study"). Although the 1999 Area Plan and the 2008 Carefree Highway Study differ from each other in some respects, the Plan and Study share numerous fundamental goals and guidelines.

### **NEW RIVER AREA PLAN**

*This SUP supports the following goals of the New River Area Plan:*

Policy ED1.1 – The Plan encourages commercial development only when its demand can be justified and with the provision that construction will be completed on the proposed facilities within a specified time period. There is significant demand for indoor self-storage and RV/boat/trailer storage within this area. We anticipate the indoor self-storage and RV/boat/trailer storage facility construction will begin as soon as we can obtain an SUP and all applicable construction permits.

Policy ED1.3 – The Plan discourages strip commercial development. This SUP is not requesting any strip commercial development.

### **CAREFREE HIGHWAY STUDY**

*This SUP supports the following goals of the Carefree Highway Study:*

Land Use Goal 1 - The Site is identified as being appropriate for smaller scale commercial, retail, office and other uses within a multi-commercial node. The Study encourages appropriately designed screen walls (where necessary) and no more walls than is necessary for appropriate screening.

The proposed Facility is phase 1 of a multiple phase development that will provide smaller scale commercial and retail uses along the Overall Site's Carefree Highway frontage and appropriated located and screened indoor self-storage facility with outdoor parking spaces for RV/trailer storage located within the interior of the Facility.

We are requesting approval of an attractive 12 ft. screen wall that doubles as both a screen wall and as the back of the indoor self-storage units. As is detailed on the Wall and Building Elevations at **Exhibit 4**, the approximately 12' tall screen wall (which will be located more than 300' north of Carefree Highway) is an attractive and compatible combination of CMU (desert colors), decorative metal and rock gabions with integrated landscaped accents. Furthermore, as is detailed on the Landscape Plan at **Exhibit 5**, there is an approximately 10' landscape buffer located south of the SUP Site, which is to be planted in phases in conjunction with the phased development of the SUP Site. Screen walls shall not be required along either side of the drainage channel.

Land Use Goal 2 – The Study encourages preserving views within the Carefree Highway corridor. The Study encourages an open space buffer and significant building setbacks along Carefree Highway. As is shown on the Conceptual Landscape Plan attached at **Exhibit 5**, significant saw-toothed landscape buffers and corresponding minimum building setbacks have been requested as part of the C-2 CUPD rezoning request.

The proposed Facility is primarily one-story approximately 12' tall buildings (except for the two-story leasing office/manager's quarters). Thus, the proposed Facility supports the Study's goal of view preservation. There is an approximately 12' tall building / screen wall (which will be located more than 300' north of Carefree Highway) screening the Facility from Carefree Highway. Only approximately 1.5 % of the SUP building footprint will be greater than one story (leasing office/manager's quarters), and the approximately 12' tall one story buildings are lower in height than typical commercial and residential uses. Further, there is an approximately 10' landscape buffer south of the SUP Site, which is located on a 10' strip of the northern portion of the south half of the Overall Site.

On-site lighting will be restricted to low levels with appropriate shielding so all on-site lighting will be compliant with applicable Dark Sky Standards. All on-site signs will use colors, materials and illumination that are compatible with the natural environment. All utilities (under 69KV) will be installed underground

Land Use Goal 5 - The Study encourages non-regional users that are not "big box" and encourages a series of smaller users rather than "commercial strip." The proposed indoor self-storage facility buildings are relatively small and surround the RV/trailer parking provided within the interior of the Facility. Thus, this is not a "regional" or "big box" land use.

Land Use Goal 6 – Other than a public sewer system, the Site has the necessary infrastructure and services available to serve the Site, including water, emergency services, and roadway improvements. The septic system will be abandoned if/when sanitary sewer services become available to the SUP Site.

Transportation Goal #1, 2 & 3 - The Study discourages direct access to Carefree Highway for “residential” uses. This SUP request does not include any residential uses (other than the living quarters for the office manager) and only provides emergency service vehicular access to/from Carefree Highway. The primary point of ingress and egress is to/from 7<sup>th</sup> Street, which is right-in, right-out only.

*This SUP Supports the following Design Guidelines of the Carefree Highway Study:*

Design Guideline 2.1 – All materials and colors should be neutral earth tones and compatible with the desert environment to reduce visual contrast, heat gain, and glare and blend into the surrounding desert. The proposed Facility is a neutral earth tone color and compatible with the desert environment.

Design Guideline 2.2 – Design features should be included on all sides of a building. The indoor self-storage facility will include architectural features on all sides of the building, including integral colored CMU masonry, steel fabric screen walls with planter boxes, gabion rock cages stacked with steel planter accents and desert plants.

Design Guideline 3.2 – Variable (undulating) setbacks should be provided for visual relief and to avoid a linear, “strip” appearance. This Facility is located approximately 300’ away from Carefree Highway. Undulating landscaping buffers and setbacks remain along Carefree Highway for the Overall Site.

Design Guideline 4.1 – Height should be restricted to 30 feet. The Facility’s building height will not be greater than 25 feet.

Design Guideline 6.4 – Drought tolerant and low water consumptive landscape materials should be used. The proposed Facility will utilize drought tolerant and low water consumptive landscaping.

Design Guideline 6.7 – If possible, washes should be kept in a natural state or if disturbance is necessary new drainage channels should be landscaped in a natural fashion. Washes and sheet flow in the area must be channelized. The new drainage channel cannot be landscaped in a natural fashion; however, enhanced landscaping will be provided along 7<sup>th</sup> Street to screen the channel from the street.

Design Guideline 7.2 and 7.3 – Parking lots should accommodate trucks hauling horse trailers, boats, and/or off-road vehicles where possible. Parking areas should be located on sides or behind buildings to encourage preservation and enhancement of the scenic qualities of the study area. There are parking areas to store RVs, horse trailers, and off-road vehicles, which are all located interior to the Facility and screened on all sides.

Design Guideline 8.4 – Outdoor storage should be screened from view with landscaping and/or materials that are compatible (color and texture) with primary structures, and should be located at the rear of the primary structure. The outdoor storage parking for RVs and trailers is located within the interior of the Facility. The primary structure and other perimeter fencing materials are compatible with the surrounding desert theme.

Design Guideline 9.1 – All signs should be made of materials that are consistent with the architectural treatment of the principal building and overall character of the site. Materials and colors shall be neutral earth-tones that are compatible with the surrounding desert. The wall sign and freestanding sign are made of materials consistent with the architectural treatment of the principal building and overall character of the site and neutral earth-tones that are compatible with the surrounding desert. In particular, the monument sign integrates the look of gabion baskets and stone to create a “look” that is considered with the area and the principal building.

Design Guideline 9.2 – Signs should not be placed closer than 25 feet of the Carefree Highway right-of-way. The freestanding sign and wall sign are located more than 300 feet from Carefree Highway.

Design Guideline 9.7 – Commercial wall signs should not exceed the height of the building wall height or 20 feet. The proposed wall sign is less than 20’ and is sized to be functional in light of elevated 7<sup>th</sup> Street.

Design Guideline 10.1 – All development should comply with Maricopa County Lighting Ordinance (Section 1112). The Facility’s lighting will comply with the Maricopa County Lighting Ordinance.

Design Guideline 11.2 – Access to new development should occur on north-south cross streets whenever possible to minimize traffic conflicts on Carefree Highway. The primary access to/from the Facility is on 7<sup>th</sup> Street. There is only an emergency vehicular access point that occurs on Carefree Highway.

Design Guideline 11.9 – Access points should accommodate vehicles hauling horse trailers, boats, and/or off-road vehicles. The Facility will accommodate horse trailers, RVs, boats, and/or off-road vehicles.

Design Guideline 11.10 – No more than one vehicular access point per non-residential development should be provided. One vehicular access point is being provided on 7<sup>th</sup> Street. An emergency vehicle only access point is provided to/from Carefree Highway.

## **ACCESS AND TRAFFIC**

The Site’s primary access will be through a controlled gate at the entrance of 7<sup>th</sup> Street, a minor arterial. A secondary “emergency” access point is provided along the south boundary of the SUP Site. The emergency access route will connect to Carefree Highway by way of a private dedicated easement. The secondary emergency access easement will be recorded and provided to Planning and Development prior to issuance of grading and construction permits for the SUP facility. A Traffic Impact Statement has been included with the SUP Application.

## **RELATIONSHIP TO SURROUNDING PROPERTIES**

The property to the north is zoned RU-43 and includes a church and residential areas. The property to the east is zoned RU-43 and is vacant. The property to the south is zoned C-2

and has retail commercial uses and a portion is vacant. The property to the west is zoned C-2 with commercial retail uses and some vacant land. This low profile, minimal traffic generating and well-screened Facility will be compatible with the surrounding area.

## **BUILDINGS AND PERIMETER FENCING**

The site will be secured with a 12' high perimeter fence system that is primarily the dressed-up rear walls of the indoor storage facility. It will be constructed with CMU and split face block material. Steel frame and metal fabric sections are inserted intermittently in the south and west elevations to provide visual interest. In addition, "gabion baskets" will be included along the perimeter of the Facility at several locations on the south wall as well as at the entryway on 7<sup>th</sup> Street. Wall and building colors will be natural stone colors to accent the gabion cages, which are a rusted color. The masonry materials will incorporate integral colors with a palate that blends with the natural stone. All canopies and the office building will be painted with colors that blend with the integral colors of the masonry features. Wall and Building Elevations are provided at **Exhibit 4**.

## **SIGNAGE**

**Wall Sign.** The SUP site has only one wall sign, which is 4' x 60' (240 sq. ft.) with back-lit illuminated individual pan channel letters. The wall sign will be attractively designed to blend with the natural stone color of the gabion cages and integral color masonry walls. The wall sign is located on the south perimeter wall of the SUP Site (approximately 300' north of Carefree Highway and approximately 200' east of 7<sup>th</sup> Street). The maximum sign height is approximately 9' above grade (well below the top of the approximately 12' high masonry screen wall). The wall sign is needed to advise the public of the SUP facility from the Carefree Highway (located approximately 300' south of the wall sign) and northbound on 7<sup>th</sup> Street (located approximately 200' west of the wall sign). Further, future development of commercial parcels along Carefree Highway will partially screen the proposed wall sign.

**Office Sign.** There are 3 small walls signs planned on the office/residence (west, east, and south elevations) identifying the building as "Office." See Signage Exhibit at **Exhibit 6**. Each of the 3 wall signs on the office/residence is 14" x 5' (approximately 6 sq. ft. each and 18 sq. ft. total).

**Freestanding Sign.** The SUP Site has only one freestanding sign which is approximately 7'4" x 12'4" (approximately 90 sq. ft., double-faced) mounted on an approximately 9' x 18'8" gabion rock/cage-appearing monument. The sign text will be internally illuminated individual pan channel letters. The freestanding sign is located proximate to 7<sup>th</sup> Street just north of the entry to the Facility (outside of the required 25' x 25' visibility triangles flanking the driveway), and is located over 200' south of the northern edge of the drainage channel. The proposed 90 sq. ft. sign area will include the Facility's address on 7<sup>th</sup> Street. Proposed freestanding signage is shown on the Wall and Building Elevations at **Exhibit 4** and the Signage Exhibit at **Exhibit 6**. The height and sign area are needed to make the sign functional in this location adjacent to elevated 7<sup>th</sup> Street. Also, functional signage is especially necessary for a facility that will be used by moving vans, vehicles pulling trailers and the like.

## **COMMUNITY FACILITIES AND SERVICES**

No residential development whatsoever (other than the on-site manager at the SUP Site) is proposed within the Overall Site and the SUP Site. Therefore, while this development will increase on-site Property Taxes and generate other revenues that will help fund schools and other amenities, this entire development will not have any negative impact whatsoever on any school district, parks or other amenities in the area.

### **PUBLIC UTILITIES AND SERVICES:**

Water: Town of Cave Creek. A “Will Serve” letter is attached at **Exhibit 7**.

Sewer: Onsite septic system will be located on the Site. The septic system will be abandoned if/when sanitary sewer becomes available to the Site.

Police: Maricopa County Sheriff’s Department

Fire: Daisy Mountain Fire Department

### **DEVELOPMENT STANDARDS CHART**

The C-2 CUPD Comparison Chart is attached as **Exhibit 8**.

### **PHASING**

The Facility will be developed in two Phases. See SUP Site Plan at **Exhibit 3** delineating Phases 1 and 2. Phase 1 of the Facility is the western approximate 2/3 of the Facility and Phase 2 is the eastern approximate 1/3 of the Facility.

Approximately 58,706 sq. ft. of indoor self-storage is planned in Phase 1 (approximately 354 storage units of various sizes) and approximately 34,061 sq. ft. of indoor self-storage is planned in Phase 2 (approximately 113 storage units of various sizes). Phase 1 also includes approximately 40 covered RV/boat/trailer spaces and 42 uncovered RV/boat/trailer spaces located within the interior of the Facility. Phase 2 includes approximately 34 uncovered RV/boat spaces located within the interior of the Facility. Additional spaces may be covered in Phase 1 and/or Phase 2, up to a maximum of 60% lot coverage within the SUP Area, subject to Staff’s administrative approval and applicable plan review and permits.

Primary access to Phase 1 is provided from 7<sup>th</sup> Street, and emergency vehicular access is provided to/from Carefree Highway on the east side of Phase 1. A temporary 8’ high metal fence is proposed along the east boundary of Phase 1, which will be removed during the Phase 2 improvements.

### **SECURITY**

There will be a gate, 12’ high walls, live-in onsite manager, appropriate lighting, and individually locked self-storage units. In addition, cameras, motion sensors and/or other



appropriate security devices/procedures may be provided if/as needed and in accordance with advancing technology.

## **PROHIBITION AGAINST HAZARDOUS CHEMICALS**

The use, storage and/or disposal of toxic or hazardous materials, substances or wastes, as defined by applicable State or Federal law, are prohibited within the SUP Site.

## **HOURS OF OPERATION**

The Facility is expected to open no earlier than 6:00 a.m. and close no later than 8:30 p.m., Sunday – Saturday.

## **EMPLOYEES**

Employees will include the on-site manager and if/as needed additional help for maintenance and repairs.

## **LIGHTING**

There will be appropriately located/shielded wall-pack and under-canopy lighting within the SUP facility (as shown on the Exterior Lighting Detail on the SUP Site Plan at **Exhibit 3**). If any pole lighting is provided, the maximum pole heights will be 16' and the fixtures will be downward directed and appropriately shielded to meet the County's Dark Sky requirements. Pole lighting placement (if needed) will be determined in the future and may be administratively approved by Staff.

## **C-2 CUPD VARIATIONS**

The following variations are requested from the C-2 CUPD zoning for the Overall Site:

1. Fencing – We request a 12' high wall (exterior wall of the indoor self-storage facility) be permitted along the boundary of the Facility. For a description of the proposed perimeter wall, see above Section titled "PERIMETER FENCING." Eight feet is the maximum wall height allowed under the C-2 Zoning District. The proposed perimeter wall/fencing is attractively designed, provides screening for the interior RV/trailer parking spaces, and is located a significant distance (approximately 300 ft.) from Carefree Highway.
2. Parking – We request a reduction in the required parking spaces to allow 6 standard parking spaces and 1 ADA compliant parking space within the public parking area outside of the gated facility. 377 parking spaces and 19 ADA compliant parking spaces are required under the C-2 Zoning District. Parking is provided for prospective tenants off of the primary entrance on 7<sup>th</sup> Street, along the west portion of the SUP Site. Existing tenants will be able to park in front of their individual storage units. Adequate parking is provided for the proposed use/facility.

3. Wall Signage -- We request a 4' x 60' wall sign (240 sq. ft.) that will be located on the south wall of the Facility. The wall sign is shown on the Signage Exhibit at **Exhibit 8**. For a description of the proposed wall sign, see above Section titled "SIGNAGE." A maximum of 24 sq. ft. is encouraged by the Carefree Highway Study. A maximum of 120 sq. ft. is allowed under the C-2 Zoning District. The proposed wall sign is attractively designed and located approximately 300' north of Carefree Highway and approximately 200' east of 7<sup>th</sup> Street. The significant distance between the wall sign and adjacent roadways necessitates a larger sign size to allow readability. Further, future development of commercial / retail uses along Carefree Highway will partially screen the wall sign from Carefree Highway. The wall sign will be attractively designed to blend with the natural stone color of the gabion cages and integral color masonry walls.
4. Freestanding Monument Signage - There is one freestanding monument sign proposed along 7<sup>th</sup> Street. The freestanding monument sign is shown on the Wall and Building Elevations at **Exhibit 4** and the Signage Exhibit at **Exhibit 6**. The sign is approximately 90 sq. ft. and the total height of the sign is approximately 18'-8". Under the C-2 Zoning District, a freestanding monument sign shall be allowed up to 16 feet when located within 220' of a Rural or Residential Zone. The Carefree Highway Study encourages freestanding signs to be monument type and rural in character, no higher than 6 feet from finished grade, and a maximum sign area of 48 sq. ft. The proposed freestanding monument is located along 7<sup>th</sup> Street (Major Arterial Roadway) and approximately 380 feet north of Carefree Highway. Due to the vast distance between Carefree Highway and the appropriate position of the sign located at the entrance to the Facility, along 7<sup>th</sup> Street, the sign does not impact the preservation of views within the corridor. The additional minor increase in height is necessary to provide adequate view to elevated 7<sup>th</sup> Street. The freestanding monument sign will be constructed using materials with desert compatible materials and colors.

## CONCLUSION

This SUP Application establishes uses, heights, screening, signage and other criteria that are appropriate for this SUP Site and compatible with the area. This will be a low intensity, minimal traffic-generating, attractively designed low-height, and well-screened facility that will (consistent with the Area Plan and Study) serve the needs of the community. Approval is requested.



# Maricopa County

## Planning & Development Department

Kevin Bischel, P.E.  
Planning & Development  
501 North 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008  
Phone: (602) 372-0966  
Fax: (602) 506-8762  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)  
email address:  
[kevinbischel@mail.maricopa.gov](mailto:kevinbischel@mail.maricopa.gov)

**Date:** September 2, 2016

**Memo To:** Darren Gerard, AICP, Deputy Director, Department of Planning & Development

**Attn:** Rachel Applegate, Planner, Planning & Development Services

**Via:** Bob Fedorka, P.E., Drainage Engineering Supervisor, Development Services

**From:** Kevin Bischel, P.E., Drainage Engineer, Development Services

**Subject:** Z2015014 – Carefree Crossing SUP

**APN:** 211-52-015A and 211-52-013A

I have reviewed the Master Drainage Plan for the subject application, emailed August 19<sup>th</sup>, 2016. Engineering Plan Review has no further objections.

Any approval of the case shall include the following stipulations:

- Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
- All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction. In particular, channel lining, erosion protection, and channel freeboard shall be restudied and must meet current engineering policies, standards and best practices at the time of application for construction.
- Detailed Grading & Drainage Plans showing the new site improvements must be submitted for the acquisition of building permits.
- Prior to issuance of any permits for development of the site, including landscaping, underground electrical transmission, channel crossings, or other improvements occurring within the right-of-way, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation.

- 
- Roadway reviews of planning and/or zoning cases are for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with current County Design Standards.

Please contact me if you have any questions or require any additional information.



# Maricopa County

Environmental Services Department  
Water and Waste Management Division

Subdivision Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-1058  
Fax: (602) 506-5813  
TDD 602 506 6704

DATE: May 18, 2016  
TO : Rachel Applegate, Planning & Development Dept.  
Planner  
FROM: Souren Naradikian, P.E.  
Senior Civil Engineer  
SUBJECT: Carefree Crossing Special Use Permit; Z2015014

The Maricopa County Environmental Services Department (MCESD) has reviewed revised documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for approval of a Special Use Permit (SUP) on a 6.38 acre site on the northeast corner of Carefree Highway and 7<sup>th</sup> Street from for a proposed retail/commercial center. According to the documents submitted, potable water will be provided by a private water company, and wastewater service will be by septic system(s). Septic systems in this area are not consistent with the Carefree Highway Scenic Corridor Study; however the Planning Department has indicated a willingness to allow septic systems for low intensity commercial use on a case-by-case basis. The project is located in the Urbanized Unincorporated Area and will exceed one acre in size, and will therefore, be regulated by the Maricopa County Stormwater Quality Program.

Based on the above, MCESD **raised no objections** to the Planning & Development Department in Accela Automation on May 18, 2016.

**Assuming the Board of Supervisors approves the applicant's request to deviate from the Carefree Highway Scenic Corridor Study requirements which do not allow septic systems within the Scenic Corridor, the project is approved subject to the following stipulations:**

#### **Stipulations:**

- 1. The owner will abandon the septic systems and connect to a public sewer system when one is available, and participate in a fair share of the public sewer system funding.**
- 2. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. The owner/developer shall prepare a Stormwater Site Plan (SWPPP) and obtain approval by MCESD prior to construction. (A separate submittal to MCESD is required.)**
- 3. Upon completion of construction, the owner shall fulfill MCESD post-construction requirements. This will include appropriate operation and maintenance requirements.**

Water and Waste Management  
Division  
Subdivision Infrastructure &  
Planning Program  
1001 N. Central Avenue #150  
Phoenix, Arizona 85004  
Phone: (602) 506-0376  
Fax: (602) 506-5813  
TDD 602 506 6704

It should be noted that several other Maricopa County agencies must review this project.  
Final approval authority for this project rests with the Maricopa County Board of Supervisors.

## Rachel Applegate - PLANDEVX

---

**From:** Ian Thompson - SHERIFFX  
**Sent:** Monday, May 09, 2016 10:44 AM  
**To:** Rachel Applegate - PLANDEVX  
**Subject:** RE: 4th Set of Revisions - Carefree Crossings

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Rachel: There are no comments for the SUP and re-designation of the RU-43 and companion C-2 CUPD for use of the overall use of this site.

Thanks,

Ian

-----Original Message-----

**From:** [rachelapplegate@mail.maricopa.gov](mailto:rachelapplegate@mail.maricopa.gov) [<mailto:rachelapplegate@mail.maricopa.gov>]  
**Sent:** Monday, May 09, 2016 9:02 AM  
**To:** Julie Symopoulos - EMERMGTX; Ian Thompson - SHERIFFX; [alan.stephenson@phoenix.gov](mailto:alan.stephenson@phoenix.gov); [dovevalley@lycos.com](mailto:dovevalley@lycos.com); [alan@nrdhca.com](mailto:alan@nrdhca.com); [plan-dev@NRDHCA.com](mailto:plan-dev@NRDHCA.com); [foothillsfocus@qwest.net](mailto:foothillsfocus@qwest.net); [mark.nichols@dmfd.org](mailto:mark.nichols@dmfd.org); [Rerickson@azdot.gov](mailto:Rerickson@azdot.gov); [pghno1inaz@hotmail.com](mailto:pghno1inaz@hotmail.com); [carefreecarriage@msn.com](mailto:carefreecarriage@msn.com); [kheartly@aamaz.com](mailto:kheartly@aamaz.com); [ebull@bcattorneys.com](mailto:ebull@bcattorneys.com)  
**Subject:** 4th Set of Revisions - Carefree Crossings

Reviewing Agencies,

Attached with this FTP is the revised application materials received for Carefree Crossings (Zone Change Z2015013) and Special Use Permit (Z2015014). Please review the application materials and let me know if you have any comments as soon as possible. We will not hold a Technical Advisory Committee Meeting on the applications.

Thank you,  
Rachel Applegate  
Senior Planner  
Maricopa County Planning and Development

602-372-0318  
[rachelapplegate@mail.maricopa.gov](mailto:rachelapplegate@mail.maricopa.gov)

Your username will be sent in a separate email to protect your account privacy.  
Password: OiRNFum2  
EID: 697

Download URL:  
"<https://cloud.maricopa.gov>"

The login above will expire on 5/16/2016 12:00:00 AM

This message was sent using Globalscape Secure Ad Hoc Transfer system





## Maricopa County

Department of Emergency Management

5630 East McDowell Road  
Phoenix, Arizona 85008-3403  
Phone: (602) 273-1411  
Fax: (602) 275-1638  
TTL: (602) 244-1638

DATE: June 21, 2016  
TO: Rachael Applegate  
FROM: Julie Symopoulos, Planning/Communications Manager  
VIA: Stella Sheridan, Emergency Services Planner  
RE: Carefree Crossing Rezoning (Z2015013) & Special Use Permit (Z2015014)

The Maricopa County Department of Emergency Management (MCDEM) has reviewed the most recent "Carefree Crossing Special Use Permit & Zone Change" application resubmittal dated May 6, 2016. The site is located on approximately 17 acres at the northeast corner of 7<sup>th</sup> Street and the Carefree Highway.

The request seeks a Special Use Permit (SUP) for an indoor self-storage and an outdoor RV/boat/trailer storage area on the north half of the site to be developed in two phases. Phase 1 (Lot 1 & 2) includes 58,706 sq. ft. of indoor self-storage (about 354 units of various sizes) and approximately 40 covered and 42 uncovered RV/boat/trailer storage spaces. Phase 1 also includes 7<sup>th</sup> Street access and emergency access from/to Carefree Highway, drainage channel construction along the north and east perimeters, leasing office/site manager's living quarters along 7<sup>th</sup> Street, and parking adjacent to the eastern drainage channel.

Phase 2 (Lot 3) will be developed for low water commercial land uses if septic systems are used; or higher water land uses if/when connected to sewer. This commercial development will also serve to screen the self-storage facility from Carefree Highway.

MCDEM has three areas of comment/concern:

1) **Usages within Floodway** - While permitting uses in the floodplain comes under the authority of Planning and Development and/or the Flood Control District, Emergency Management simply notes concern with any outdoor storage or usage within the floodway which may complicate flows with debris or hazardous materials.

2) **Emergency Preparedness** - We recommend that all businesses have an emergency plan. Such a plan should address how the business will serve its

Maricopa County  
Department of Emergency  
Management  
5630 E. McDowell Road  
Phoenix, Arizona 85008  
Phone: (602) 273-1411  
Fax: (602) 275-1638

June 21, 2016

Carefree Crossing Z2015013 and Z2015014 (Special Use Permit)

2

customers before, during and after disaster, and what it will do if employees or customers cannot access the site because of blocked or damaged roads.

**3) Storage of Hazardous Materials:** Retail sales of gasoline and/or other uses subject to Section 311 of the Emergency Planning and Community Right-to-Know Act (EPCRA) as mentioned in our memo dated February 13, 2015.

We appreciate the opportunity to review development proposals. Effective mitigation planning helps communities in Maricopa County become more sustainable and disaster-resistant by breaking the cycle of disaster damage, reconstruction, and repeated damage.

If you have any questions regarding the above information, please contact Stella Sheridan at (602-273-1411).



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

June 1, 2016

Rachel Applegate, Senior Planner  
Maricopa County  
Planning and Development Department  
501 North 44<sup>th</sup> Street, Suite 200  
Phoenix, AZ 85008  
[rachelapplegate@mail.maricopa.gov](mailto:rachelapplegate@mail.maricopa.gov)

RE: Z2015014 (Special Use Permit) - Carefree Crossing - 4th Revision, North of the  
Northeast Corner of 7<sup>th</sup> Street and Carefree Highway

Dear Ms. Applegate,

Thank you for the opportunity to comment on the fourth revision of Special Use Permit Case No. Z2015014. The special permit request is to allow an RV Storage facility.

Staff has reviewed the proposed special use permit and has determined that the request is located in an area that is undesignated on the Phoenix General Plan Land Use Map.

The site is located within the Carefree Highway Scenic Corridor and is subject to the Carefree Highway Scenic Corridor Design Policies. This document is available on the North Gateway Village website at <https://www.phoenix.gov/pdd/pz/north-gateway-village-planning-committee>.

The proposed special use permit case is not directly adjacent to Carefree Highway, therefore is not subject to the improvements recommended by the plan. However, the related zoning change request Z2015013 would be subject to the improvements recommended by the plan. The Carefree Highway Scenic Corridor Design Policies recommends the following:

1. A 120-foot setback from the centerline of Carefree Highway to contain an undisturbed landscaped area.
2. The undisturbed landscape area adjacent to Carefree Highway should taper into wash areas to appear to naturally blend in to the wash.

We understand that the depth of the property and drainage constraints make it difficult to meet the prescribed design recommendation. The proposed plans show a landscape setback ranging from 115 feet to 135 feet from the centerline of Carefree Highway, which average out to over 120 feet and meets the intent of the design policy. We also

recommend that the following improvements be provided by the developer of the commercial lot immediately adjacent to Carefree Highway:

1. Provide a larger landscape transition/taper area on the northwest corner of 10<sup>th</sup> Street and Carefree Highway to blend into the proposed drainage feature.
2. That a 10-foot wide public multi-use trail shall be constructed within an easement in accordance with the MAG supplemental detail along Carefree Highway for the length of the property.

Please contact Racelle Escolar at (602) 262-6949 or [racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov) if you desire any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Stephenson", with a long horizontal flourish extending to the right.

Alan Stephenson,  
Director

c: Josh Bednarek  
Marc Thornton  
Maricopa County File

## **Rachel Applegate - PLANDEVX**

---

**From:** mike sabol <pghno1inaz@hotmail.com>  
**Sent:** Wednesday, May 27, 2015 4:53 PM  
**To:** Rachel Applegate - PLANDEVX

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Need information on lighting .  
Carefree Highlands Home Owners Association  
Sent from Windows Mail

## **Rachel Applegate - PLANDEVX**

---

**From:** mike sabol <pghno1inaz@hotmail.com>  
**Sent:** Saturday, February 14, 2015 4:00 PM  
**To:** Rachel Applegate - PLANDEVX  
**Cc:** bill porkorny; jim spellman; flo blandind; Colleen McElmell; marcia veidmark; al keown  
**Subject:** CAREFREE CROSSING Z2015014

The Carefree Highlands Home Owners Association (CHHOA) is not in favor of the request for the construction of an RV area and storage facility on LOT 5 , PARCEL # 211-52-13A .

Our homes are in the highlands off Carefree Highway , thus viewing the intersection of 7th St. and Carefree Highway . The proposed site with Recreational Vehicles and other storage facilities would be a deterrent to our beautiful views of the mountains and desert North of our homes .

The scenic corridor would no longer be in tact .

The Board of Directors of CHHOA

Michael Sabol , Representative

Sent from Windows Mail



New River/Desert Hills Community Association, Inc.

PO Box 75068

Phoenix, AZ 85087-1000

Phone 602-432-2800

Fax: 623-465-1177

Website: [www.NRDHCA.ORG](http://www.NRDHCA.ORG)

President's email: [Alan@NRDHCA.com](mailto:Alan@NRDHCA.com)

May 16, 2016

Rachel Applegate  
Maricopa County Planning and Development  
501 North 44th Street, Suite 200  
Phoenix, AZ 85008

Dear Rachel Applegate,

The New River/Desert Hills Community Association (NR/DHCA) board has a quorum for the following recommendation:

- Z2015013 Carefree Crossing Zone change (4th Set of Revisions) **Recommendation:** Denial
- Z2015014 Carefree Crossing Special Use Permit (4th Set of Revisions) **Recommendation:** Denial

The board would also like to have any updates/revisions to these cases.

Regards,

Ann Hutchinson  
Planning and Development Liaison  
New River - Desert Hills Community Association  
PO Box 75068  
Phoenix, AZ 85087-1000  
Email: [behomes@q.com](mailto:behomes@q.com)  
[www.nrdhca.org](http://www.nrdhca.org)  
623-742-6514

**Attachment:** Consultant's analysis

PAUL H. McALLISTER  
201 W. Circle Mountain Road  
New River, AZ 85087  
Date: May 14, 2016

To: NR-DHCA Board  
Review By Date: May 18, 2016

Case: Z2015013 ZONE CHANGE + CUPD (Commercial Unit Plan of Development), Revised.  
Related Case: Z2015013 - various revisions since February 2015.  
Planner: Rachel Applegate, Senior Planner.  
Type case: ☐ TAC ☐ BOA ☒ P&Z ☐ Other:  
Meeting Date: no meeting date set

Property Location: North/East corner of Carefree Hwy & 7<sup>th</sup> Ave. APN# 211-52-013A, 211-52-014A, 211-52-015A. Maricopa County Assessor indicates 719,437 sq. ft. or 16.516 acres; Narrative indicates 751,522 sq. ft. 17.253 acres. Only a survey will establish a true area.  
Developer: Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012.  
Owner: APN# 211-52-013A Mahoney Donald J Jr. / Cathernie T Tr, APN# 211-52-014A & 211-52-015A MP9365 McKemy LLC as shown on MC Assessor maps. Narrative: indicates owners as Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012. Agent to owner on application: Lyl S. Richardson, 7356 N. Camino Sin Vagas, Tucson AZ 85718.  
Current Zoning: RU-43. Current Use: Vacant.

Request for: Zone change from RU-43 to C-2 CUPD without Precise Plan of Development

Background The application request a Zone Change (RU-43 to C-2 CUPD) for the 3 parcels, located at the N/E corner of Carefree Highway and 7<sup>th</sup> Street and the rerouting of an existing wash along the north and east property lines. New River Area Land Plan, Carefree Highway Scenic Corridor Study (CHSCS), and proposals for the Daisy Mountain Area Plan designate these parcels for commercial.

Opinion: Zone Change from RU-43 to C-2 CUPD fits the Area Plans (current and proposed) and CHSCS and complies with the zoning ordinances and other department manuals. The narrative does indicated the applicant will comply with the Dark Sky Standards.

The problems I see is with this request is

- Allowing customers (the public) to cross Carefree Highway to turn left into the east-bound lanes (a dangerous situation). Carefree Highway is currently a divided four (4) lane highway, slated to be six (6). **This is the primary reason for my recommending denial.**
- Has a commercial facility on septic
- Difficulties related to the rerouting of the flood-way that crosses the parcel.
- Lack of a drainage plan
- Does not meet the setbacks set in the CHSCS.

Recommendation: ☒ Denial ☐ Approval ☐ Other \_\_\_\_\_

Sincerely,

Paul H. McAllister



**PAUL H. McALLISTER**  
**201 W. Circle Mountain Road**  
**New River, AZ 85087**  
**Date: May 14, 2015**

**To:** NR-DHCA Board  
**Review By Date:** May 18, 2016

**Case:** Z2015014 SUP, Revised.

**Related cases:** Z2015014 - various revisions since February 2015.

**Planner:** Rachel Applegate, Senior Planner.

**Type case:** ☐ TAC ☐ BOA ☒ P&Z ☐ Other:

**Meeting Date:** no meeting date set

**Property Location:** North/East corner of Carefree Hwy & 7<sup>th</sup> Ave. APN# 211-52-013A, 211-52-014A, 211-52-015A. Maricopa County Assessor indicates 719,437 sq. ft. or 16.516 acres; narrative indicates 751,522 sq. ft. 17.253 acres. Only a survey will establish a true area.

**Developer:** Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012.

**Owner:** APN# 211-52-013A Mahoney Donald J Jr. / Cathernie T Tr, APN# 211-52-014A & 211-52-015A MP9365 McKemy LLC as shown on M C Assessor maps. Narrative: indicates owners as Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012. Agent to owner on application: Lyl S. Richardson, 7356 N. Camino Sin Vagas, Tucson AZ 85718.

**Current Zoning:** RU-43. **Current Use:** Vacant

**Request for:** SUP (Special Use Permit) for an indoor self-storage and RV/boat/trailer outdoor storage facility. A SUP (Special Use Permit) may be needed for their Commercial Unit Plan of Development application.

**Background** The parcel (made up of 3 separate APNs) is in a flood danger zone (Desert Wash). The wash does not form a canyon but does possess a drainage area; sheet flow may be a problem. The land is vacant and undevelopable in its current state with no mitigation. The main wash enters the parcel at the north/west and exits at the south/east and migrates diagonally across the property in question, another wash (unnamed and smaller but of the same nature) enters the parcel at the north/east and exits at the south/east.

**Opinion:** In reviewing this and the related CUPD case, I have several notations:  
In the application narrative, the policies, goals, and strategies are mentioned from the Comprehensive Plan, the New River Area Land Plan, and the Carefree Highway Scenic Corridor Study (CHSCS). Care is taken to mention only those that would affect their application in a positive manner. I have concerns with:

- Freestanding sign of 90 sq. ft (larger than 48 sq. ft allowed in the CHSCS). This sign is also with back-lit illuminated individual pan channel letters; this may be the type discouraged in the CHSCS.
- Wall sign of 240 sq ft (larger than 24 sq. ft per tenant per street front allowed in the CHSCS)
- The narrative Exhibit 8 does not include the CHSCS standards that should be applied.
- It is unclear that the drainage plan will be adequate.

It is for these reasons that I would recommend denial of the SUP as written.

**Recommendation:** ☒ Denial ☐ Approval ☐ Other \_\_\_\_\_

Sincerely,

Paul H. McAllister

## Rachel Applegate - PLANDEVX

---

**From:** Richard Erickson <RErickson@azdot.gov>  
**Sent:** Wednesday, May 27, 2015 5:29 PM  
**To:** Rachel Applegate - PLANDEVX  
**Cc:** Vanessa Nunez  
**Subject:** FW: Carefree Crossing - 2nd Revision - Z2015014 - SUP  
**Attachments:** 004 SP1.pdf; 002 A1-SUP.pdf; 005 SE1.pdf; Z2015014 2nd Routing.pdf; Z2015014 App Narrative.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for the opportunity to review and comment on the subject Special Use Permit. Please know the subject site is more than ¼ mile from one of our transportation corridors and there will not be any direct impact with our highway facilities. Thank you.

---

**From:** Rachel Applegate - PLANDEVX [<mailto:APPLEGATER@mail.maricopa.gov>]  
**Sent:** Wednesday, May 27, 2015 11:36 AM  
**To:** 'alan.stephenson@phoenix.gov'; 'dovevalley@lycos.com'; [Alan@NRDHCA.com](mailto:Alan@NRDHCA.com); 'plan-dev@NRDHCA.com'; [behomes@q.com](mailto:behomes@q.com); 'foothillsfocus@qwest.net'; 'mark.nichols@dmfd.org'; Richard Erickson; 'pghno1inaz@hotmail.com'; 'carefreecarriage@msn.com'; 'kheartly@aamaz.com'  
**Cc:** 'Lyle Richardson'; Bob Fedorka - PLANDEVX; Souren Naradikian - ENVX; Wendy Downing - PLANDEVX; Julie Symopoulos - EMERMGTX; Stella Sheridan - EMERMGTX; Ian Thompson - SHERIFFX; Rachel Applegate - PLANDEVX  
**Subject:** Carefree Crossing - 2nd Revision - Z2015014 - SUP

Reviewing Agencies,

Attached with this e-mail includes the application materials received for **Carefree Crossings – Special Use Permit Z2015014**. Please send review comments to me as soon as possible, this project is not scheduled for a secondary Technical Advisory Committee Meeting.

If you have any questions, please feel free to give me a call.

Thank you,

*Rachel Applegate*

Senior Planner  
Comprehensive Planning Division  
Maricopa County Planning and Development  
501 N. 44th Street, Suite 200  
Phoenix, AZ 85008  
Office: 602-372-0318  
Fax: 602-506-3711  
[rachelapplegate@mail.maricopa.gov](mailto:rachelapplegate@mail.maricopa.gov)  
[www.maricopa.gov/planning](http://www.maricopa.gov/planning)

Your feedback is important – Click [HERE](#) to let us know!



# Daisy Mountain Fire Department

515 E. Carefree Hwy., PMB 385 ■ Phoenix, AZ 85085  
Office (623) 465-7400 ■ Fax (623) 465-7632 ■ [www.DaisyMountainFire.org](http://www.DaisyMountainFire.org)

## Carefree Crossing Special use permit Review. Z20155013

The Daisy Mountain Fire Department has reviewed the Carefree Crossing preliminary site plan and has the following comments for the proposed RV storage.

1. Propane storage will require a permit. 105.7
2. Additional Access required (2 total). One access may be an emergency access only with apparatus access road. 503
3. Access Gate designs require Fire Dept. approval and use of the Knox system. 503
4. On-site fire hydrants shall be provided and locations approved. 508
5. Submittals for Fire Permits required. Information regarding submittals attached.

# **Daisy Mountain Fire Prevention**

*Fire Marshal*

*For Questions or Information*

[fire.marshall@dmfd.org](mailto:fire.marshall@dmfd.org)

(602) 909 - 2441

## **Plan Review Requirements**

All plans and specifications for new commercial construction, remodeling, and alterations or Operational Permits within the Daisy Mountain Fire District (DMFD) shall be submitted to the Department for review and approval prior to any construction or operations. The plans will be reviewed with the approval and recommendations forwarded to the Maricopa County Planning and Development. Plans to comply with the 2003 I.F.C. Submittal information shall include, but is not limited to the following:

1. A copy of the Maricopa County Building Permit.
2. A copy of the county approved drawings including all buildings, fire lanes and access roads.
3. Plans for Fire Protection Systems require an Engineering or N.I.C.E.T. approval.
4. Fire Flow requirements for the building and Fire Protection Systems required.
5. Drawing sheets to be the same size ("C" Size 24x36 preferred.) Electronic submittal may be acceptable depending on format.
6. A single 8-1/2 x 11 drawing of each buildings floor plan showing exit routes, occupant load and intended use of each room.
7. Show the location of the main Fire Alarm control panel, Knox lock box, and Fire Sprinkler risers.
8. Drawing that shows the location of Emergency lighting and Exit signs, fire extinguisher locations, Emergency Operation plan and the Occupant load signs.

Daisy Mountain Fire Department.

[DaisyMountainFire.org](http://DaisyMountainFire.org)